

### Article III. A-A: Aircraft Approach District

#### Sec. 17.3-20. Purpose of the District.

The purpose of this district is to restrict the use of land and the height of structures so as to protect against undue hazards to aircraft in flight and to life and property on the ground in specified areas at the ends of Langley Air Force Base runways. The district contains restrictions based upon distance from the corresponding runway terminus and frequency of flight operations overhead.

#### Sec. 17.3-21. Application of the District.

To enable the district to operate in harmony with the plan for land use and population density embodied in these regulations, the A-A Aircraft Approach District is created as a special district to be superimposed by a special symbol for its boundaries on the Zoning District Map. The use, building types, minimum lot requirements, minimum yard requirements, maximum height, and accessory uses and accessory signs shall be determined by the regulations applicable to the underlying districts except as these regulations are specifically modified by the regulations in the A-A District.

#### Sec. 17.3-22. District limits.

This district contains a rectangular zone beginning at the eastern end of the Air Force runway 07-25, continuing for a distance of ten thousand (10,000) feet along the centerline extended and extending fifteen hundred (1,500) feet on both sides of the centerline.

#### Sec. 17.3-23. Height Standards.

The maximum height of any building or structure in the district shall not exceed one percent (1%) of its distance from the runway terminus, except that:

- (1) The maximum height of any building or structure located within five hundred (500) feet of the runway centerline extended shall not exceed one-half of one percent (.5%) of its distance from the runway; and
- (2) In no case shall a building or structure height be required by these provisions to be less than twenty five (25) feet.

Sec. 17.3-24. Use Restrictions.

The following uses are specifically prohibited:

- (1) Uses which release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft, e.g., steam, dust, and smoke.
- (2) Uses which produce light emissions, either direct or indirect (reflective), which would interfere with pilot vision.
- (3) Uses which produce electronic emissions which would interfere with aircraft communication systems or navigational equipment.
- (4) Uses which would attract concentrations of birds or waterfowl which would be hazardous to flight operations.
- (5) Buildings or structures such as, but not limited to, schools, churches, hospitals, clubs, theaters, stadiums, race tracks, athletic fields, restaurants, public dance halls, or any other places of assembly, within which more than fifty (50) people may, can, or do assemble in the ordinary course of business. Residential development is permitted, provided that the maximum gross density in units per acre shall not exceed that indicated on the following map:

The same scale as illustrated on the foregoing sketch shall apply in each A-A zone. In cases of doubt between two

or more indicated densities, the higher (highest) density shall be allowed.